

THE
Home Seeker's Guide,
A Real Estate Journal Published Quarterly,
BY J. F. SMITH.

VOL. 6.

MONROE CITY, MO., OCTOBER, 1893.

No. 4.

**Monroe County,
Missouri.**

A Land of Peace and Plenty.

A FAVORED REGION

—OF—

Rich Soil and Genial Climate.

Some Important Information for the Home-Seeker



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MONROE COUNTY, MO.,

Has rich soil and a genial climate; productive lands in the market at low prices; plenty of water and an abundance of timber; good health, no debt and low taxes; home markets for home productions: excellent railways and transportation facilities; good schools and churches: a law-abiding, happy and prosperous people.

The county is especially adapted for raising horses, cattle, sheep and swine, and the land will produce anything that will grow in this climate. It is a great grass country. Timothy and clover do well, and no better blue grass pastures can be found anywhere.

Lands can be bought on easy terms, usually one-third down, and at prices within the reach of men of small means.

Unimproved timber lands sell for \$5 to \$20. Improved timber land from \$15 to \$30. Improved prairie land sells for \$30 to \$50, within 4 to 5 miles of town. Ten miles away it is some cheaper.

The people of Monroe county, Mo., extend a most cordial welcome to the HOME-SEEKER and to men of enterprise and capital.

No section of the United States offers more inducements to men of means and energy than Monroe county, and there is no safer place on the green earth to invest money, for the lands will bring 8 per cent. cash rent each year on the money invested, to say nothing about the increase in their price from year to year.

Now is the time to buy, for real estate is increasing in value fast; land that we offered at \$20 an acre three years ago now sells readily at \$35, and in a short time will bring \$50.

"Procrastination is the thief of time" and has robbed many a man of a fortune; so reader take warning and plant your money in Monroe county soil where it will bring you a sure and quick return.

For full description of Monroe county and her advantages, send ten cents to J. F. Smith, Monroe City, Mo., for April number of the HOME SEEKER'S GUIDE.

Rand, McNally & Co., 166 Adams Street, Chicago, Ill., desire a local manager to take the management of the sale of their new Universal Atlas. Anyone desiring a pleasant and profitable position would do well to write them.

The GUIDE wants a reliable farmer to represent it in every community. Send stamp to this office for directions how to make money easily and rapidly. Address the GUIDE, Monroe City, Mo.

THE

Monroe City Real Estate, Loan and Collection Agency,

J. F. SMITH, MANAGER.

Buys, Sells and Exchanges Real Estate, Merchandise, Patent Rights, etc. Below
We Give a Partial List of
Our Property.

FOR SALE.

No. 2. A 160 acre farm 7 miles N. E. of Monroe City, Mo., with 5 room frame house, a fine cellar, stable, living well and spring, $\frac{1}{2}$ mile to school and church, part of the land is broken, but cheap at \$21 per acre.

No. 3. 200 acres, 6 miles southeast of Monroe City, good land, frame house, orchard, and the low price of \$25 an acre takes it.

No. 4. 207 acres, 6 miles N. W. of Center and 12 miles S. E. of Monroe City; 40 acres cleared, 4 room frame house, young orchard, stable, etc. Only \$6 an acre.

No. 5. 153 $\frac{1}{2}$ acres, 14 miles from Monroe City and 5 miles north of Center station, 145 acres in cultivation, balance timber, all under fence, a 4 room house, log stable, etc. Improvements not very good, but the land is all fine bottom and a bargain at \$35 per acre, including 70 acres of wheat.

No. 6. A nice little 51 acre farm 6 miles from Monroe City, on a good road, 2 miles from post office and railroad station, a 3 room frame house, barn, young orchard, small fruit, etc. All for the small sum of \$1,700.

No. 7. A beautiful 81 acre prairie farm, 4 miles from Monroe City, with a 4 room frame house, barn and good fences, not a foot of waste land; a very desirable location; only $\frac{1}{2}$ mile to post office, railroad station, church and school, on a splendid road. Price, \$40 an acre.

No. 8. An 85 acre prairie farm with a nice 8 room frame house, young orchard, fair out-buildings, good fences; only 5 miles from Monroe City and 2 miles from railroad station and post office. A very desirable home for \$35 per acre.

No. 9. A 120 acre farm with new frame house, nice yard, 100 acres in cultivation, land gently rolling and 8 very productive, convenient to church and school, 8 miles N. E. of Monroe City. This farm can be bought for the low price of \$22.50 per acre.

No. 10. Contains 175 acres, part upland and part bottom, a stock and grain farm, well watered, frame house, barn, etc 9 miles N. E. of Monroe City, Mo. Price \$5,000.

No. 11. 80 acres of nice, smooth prairie, frame house, stable, good fences, 3 miles from Monroe City, on good road, and a bargain at \$35 per acre.

No. 12. 43 acres in Hunnewell, Mo., with a frame house of nine rooms and a cellar, good cistern, a young orchard of choice fruit and a variety of small fruit. The land is beautiful prairie and is a very desirable place, \$3,000 will buy it.

No. 13. 41 acres of fair land (timber), with some improvements, for \$1,200.

No. 14. 160 acres of choice prairie, no waste land, with a 5 room house, barn, etc., 3 miles from Monroe City, for \$40 an acre.

No. 18. 180 acres, frame house of six rooms, large barn, a never-failing spring, a splendid orchard, 140 acres in cultivation, rest in timber and pasture, stream of running water, along which grows several hundred fine young walnut trees that will soon be ready for the saw. This farm is six miles from Monroe City, and is the best stock farm on our list, at \$30 per acre.

No. 21. 160 acres 8 miles south of Monroe City, in Ralls county, Mo. Has a log house of 3 rooms, log stable, two springs, 25 acres cleared; remainder timber. \$12 per acre.

No. 25. A finely improved 140 acre farm, 2 miles north of Hunnewell, in Shelby county, Mo., at the low price of \$25 per acre.

No. 65. 200 acres 6 miles from Monroe City, in Ralls county, Mo., 150 acres in cultivation, 50 in blue grass. Living springs. Frame house of 6 rooms, barn, orchard and school near by. \$20 per acre.

No. 68. Fine stock farm, 551 acres, 4 miles south of Monroe City, 380 acres under cultivation. 170 acres in pasture and timber, 5 room house and 3 tenant houses, good new barn, granary and orchard, never-failing water in barn yard, also running water in all pastures. This is one of the best all-purpose farms in Northeast Missouri, for the low price of \$30 per acre.

No. 69. 10 acres of nice land in the City of Monroe. It would make a nice addition, and \$150 per acre will buy it.

No. 70. 160 acres of very productive prairie, good fences, fair buildings, a number one farm, 2 miles from Monroe City, for only \$45 an acre.

No. 72. 80 acre farm with five room frame house and good barn, $4\frac{1}{2}$ miles from Monroe City, for the small sum of \$2400.

No. 83. An improved 85 acre farm with plenty of water, some fruit, only 6 miles from Monroe City, only \$16 per acre.

No. 97. A 200 acre prairie farm, well fenced, good barn, small house, plenty of water, only $3\frac{1}{2}$ miles from Monroe City, on two splendid roads, only \$30 per acre, half cash, balance in two years. This is one of the very best bargains on our list.

No. 99. A smooth 160 acre farm, 1 mile from Ely Station, Marion county, Mo., improvements poor, but good land and very cheap at \$30 an acre. 120 acres in cultivation, remainder young timber. Will divide and sell 80 acres if desired.

No. 100. 155 acres, six miles from Monroe City, two-story frame house of 8 rooms, stable and two orchards; 50 acres in cultivation and 50 acres in blue grass; 55 acres of timber, a fine spring. This is a stock and grain farm. Price \$1,000. Terms easy.

No. 103. One of the best 320 acre farms on our list, has a 6 room frame house, plenty of barn room, on two good roads, $3\frac{1}{2}$ miles from Monroe City, Mo. A No. 1 farm for the low price of \$40 per acre, \$5,000 cash and balance in 1 to 5 years.

No. 105. Is a 160-acre farm, 6 miles from Monroe City, in Marion county; 120 acres in cultivation, balance in timber, a young orchard and plenty of small fruit, a 6-room frame house and fine spring. Owner is old and will sell for the small price of \$3,300. One-third cash and balance in 1 to 3 years.

No. 106. A nice little 40-acre prairie farm, 4 miles north of Hunnewell, Mo., with 3-room frame house, granary, smoke house, etc., young orchard, good water, near churches and school and in a good neighborhood. Price only \$25 per acre. Terms easy.

No. 107. 109 acres of land with frame house, spring, good fences, 4 miles from Monroe City, nearly all in cultivation and very cheap at \$20 per acre.

We have many more real bargains and if you do not see what you want described here, write to us. Our list is constantly changing and we are likely to have just what you desire.

FOR SALE OR TRADE.

No. 120. 640 acres of fine land in Presidio county, Texas, price only \$3 per acre. Here is a snap for some one.

No. 121. 240 acres of timber land in Macon county, Mo., $3\frac{1}{2}$ miles from Ethel, a station on the Santa Fe railroad. Good title and free from encumbrance. Price only \$10 per acre.

No. 122. Five choice residence lots in Macon City, Mo., only 5 blocks from the court house. Very cheap at \$80 per lot.

No. 123. 2½ acres adjoining Macon City, Mo., and the H. & St. Joe railroad, for the low price of \$100 per acre.

Will exchange 121, 122 and 123 for choice stock of hardware, or for real estate in Monroe county, Mo.

EXCHANGE LIST.

No. 2. Hotels to exchange for farm property in Missouri.

No. 3. 5 City lots in Pierre, the capital of South Dakota, for any good rental property, or goods. Price \$200 each. Make offer.

No. 4. 4 West Minneapolis lots for a good farm or business property in a live town, or for goods. Price \$300 each.

No. 5. Territory in Kan. and Neb. on the best washing machine ever invented for clear land or city property. Would take good equity if the encumbrance is not too great. Make offer.

No. 6. Several valuable mineral discoveries containing treasures of hidden wealth. Investigate this.

No. 7. The discovery of an immense quarry of lithographic stone. A fortune to the man who will develop it.

No. 8. Twelve fine lots in Sioux City, Iowa, worth \$400 each. Will exchange for goods, or rental property.

No. 9. Ten choice lots in Seneca Falls, New York. \$200 each. Want goods or timber land in the West. Make offer.

No. 15. 7,500 acres of fine coal land covered with hard wood timber in Virginia. Price, \$2 per acre. Want an improved farm or business property. Make offer on this.

No. 18. A fine section of land in Texas, only \$3 per acre. Will exchange for goods.

No. 21. Territory for sale on the best Post Auger ever invented. Want goods or real estate.

No. 24. Will exchange any of the above numbers for a full set of Missouri Reports, a good law library, or salable goods of any kind. What have you to offer?

No. 27. 960 acres of fine grazing land in Texas. Title perfect; \$2.50 per acre. Want goods or rental property.

No. 28. Good office business for sale at a bargain.

No. 31. Want a good office safe or piano for a fine lot worth \$500 in W. Minneapolis, Minn.

No. 32. A nice city lot in Pierre, the capital of South Dakota, worth \$300, for a good law library.

No. 35. Wanted, Musical Instruments or Furniture in exchange for real estate. What can you offer?

No. 36. We can offer any property on this exchange list for good white oak timber in Missouri if not over 5 miles from a railroad. What have you? Make offer.

No. 37. Wanted, furnished hotel for Virginia land.

No. 46. Three new 2 story 6 room brick residences with basement, on lots 25x125 feet, near electric street car line in St. Louis, Mo. Title perfect, but some incumbrance. Will exchange equity in one or all for goods or land in Missouri. Speak quick.

No. 47. 80 acres of good timber land in Maries county, Mo. Abstract and warranty deed, for goods or house and lot in Mo. Price, \$1,000.

 Send us a list of the property you have for sale or trade.

If you do not see anything on this list to suit you, write to us what you have to trade and what you want in exchange. We handle a great variety of property and can match almost anything of value.

Merchandise and Business Chances.


No. 64. The best business house and general stock of goods to be found in any country town in Northeast Missouri. This property is a splendid investment and presents a rare opportunity for anyone who wishes to engage in merchandising. Will sell for cash or trade for a good farm not over 40 miles away. Investigate this or you will miss a bargain. Price about \$4,000.

No. 65. \$1,000 cash will buy an office business paying \$200 a month. Here is a rare chance for a man to secure a good business for a little money. Might sell a half interest.

No. 66. A choice stock of general merchandise in a good Illinois town for a good farm in Northeast Missouri or Western Illinois. Will invoice \$7,000 or \$8,000. Can put in store house and residence.

We give as reference the Monroe City Bank.

When writing about any farm on our list give its number.

We conduct by far the largest real estate business in Northeast Missouri. Our office is head quarters for everything in the Real Estate Line and home-seekers will surely find something on our list to please them.  Write us when you will be here, so that we can be at home to meet you, otherwise we may be out of town.

When you visit Monroe City come direct to our office. We secure reduced rates for our customers at hotels, and make it a point to look after their welfare while they remain in the city. We will show you the country and charge nothing for our time, but if you do not buy from us we expect you to pay the livery hire.

We divide commission liberally with other agents who send or furnish purchasers for any property on our list.

Do not forget to enclose a stamp for reply when writing to us for information. One stamp is a small affair, but in course of a year, in a large business like ours, the postage bill is immense.

Address J. F. SMITH, Monroe City, Mo.

This has been a very poor crop year, yet Monroe county has enough and to spare.

Monroe City has the finest mineral well in Northeast Missouri. It contains excellent medicinal properties and is visited by hundreds of people daily.

Home seeker, you can make no mistake in investing your money in Monroe county, Missouri, lands at present prices.

Sixteen passenger trains and 30 to 40 freights depart from Monroe City daily. What town of 2,200 inhabitants has better railway facilities?

A RARE CHANCE.

The best real estate and loan business in Northeast Missouri for sale cheap. Owner has business in another State that requires his immediate attention. This is a rare chance to secure a nice business at a bargain. Might sell a half interest.

J. F. SMITH, Monroe City, Mo.

A GREAT INVENTION.

The Kunkle Washer is one of the greatest labor-saving inventions of the age, and is just as much of a family necessity as the sewing machine or cook stove. If you are out of employment, and want to make money easily and rapidly, secure some territory and sell this machine. It has no equal for simplicity and ease of operation. Territory for sale by

J. F. SMITH, Monroe City, Mo.

LOOK HERE!

Get out of the rut and onto the highway to success before the rush comes; something new for sale or trade: cannot be taxed or burned up; the cyclone can't catch it nor the hot winds scorch it. We mean territory for the *Common Sense Garment Cutting System*. A new and improved system for cutting ladies' and children's clothing and gentlemen's shirts; indispensable to dress makers and private families. Accurate; simple; can be learned in one afternoon.

Agents wanted to sell the system on a liberal commission.

Address THE GUIDE, Monroe City, Mo.

E. C. SMITH'S
PALACE BARBER SHOP,
THREE DOORS SOUTH OF F. & M. BANK,
Is the Place for Tonsorial Work.



THE MISSOURI, KANSAS AND TEXAS RAILWAY

Is the direct line through Central Missouri, Southeastern Kansas and the Indian Territory to Texas, thence on to deep water on the Mexican Gulf.

The M., K. & T. was the first railroad ever built into the Indian Territory and was the first to cross the border into Texas and push on through the thriving towns of the state to salt water. The **KATY** is always the first to get out of the old ruts and improve its facilities for handling passengers and freight. As the early settlers moved from old houses, so has the **KATY** advanced and

log cabins to the more comfortable modernized moved her passengers from Pullman into

WAGNER PALACE SLEEPING CARS,

The Finest Sleeping Car Service in the World.

Another Advance is the Introduction of the

AMERICAN EXPRESS COMPANY

to do the express business of this Company. The above Express Company covers lines from the Atlantic to the Gulf, and none stands higher than the **AMERICAN**.

THE KATY REACHES from Hannibal, above St. Louis and Kansas City, to Houston, Texas, the head of tide water, over its own rails, and passes through

Denison, Sherman, Dallas, Fort Worth, Waxahachie, Hillsboro, Waco, Temple, Belton, Taylor, Gainesville, Henrietta, Bastrop, Lockhart, San Marcos, La Grange, Houston and Galveston.

RUNS THROUGH
SLEEPERS TO **SAN ANTONIO**

and affords comforts and conveniences to its patrons unequalled by any other Southwestern Line.

Any person wishing to visit **ST. LOUIS, CHICAGO, KANSAS CITY, HANNIBAL**, or the productive plains and prairies of **MISSOURI, KANSAS** and the **INDIAN TERRITORY**, should by all means take the

MISSOURI, KANSAS & TEXAS RAILWAY, as it is the most direct, best equipped and runs **THROUGH WAGNER SLEEPERS** to all above points **WITHOUT CHANGE** where direct connection is made in Union Depots for all points North, East and West.

FREE RECLINING CHAIR CARS ON ALL THROUGH TRAINS.

For further information as to rates, routes, maps, time tables, sleeping car reservations, etc., call on or address your nearest Ticket Agent, or

JAMES BARKER,

Gen'l Pass. & Ticket Agent, Mo., Kan. & T. R'y System, ST. LOUIS, MO.

MOORE BROS.,

DEALERS IN

MARBLE, CRANITE

AND ALL CEMETERY WORK.

The Best Goods for the Least Money. PALMYRA, MO.



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ST. LOUIS, KANSAS CITY, ST. JOSEPH,
OMAHA, CHICAGO, DENVER,

ST. PAUL AND MINNEAPOLIS,

With Dining Cars, Vestibuled Drawing Room Sleeping Cars,
Reclining Chair Cars. (Seats Free.)

ONLY ONE CHANGE OF CARS TO THE ATLANTIC OR PACIFIC COASTS.

Best Line for Nebraska and the Black Hills.

Many Hours Quickest Time to DENVER and COLORADO POINTS.

D. O. IVES,

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H. C. ORR,

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STAR DRUG STORE,

GEO. W. TOMPKINS, - PROPRIETOR,

Has a Complete Line of

Drugs, Druggist's Sundries and Patent Medicines, Paints, Oils, Varnishes, Etc.,

Also a Choice Selection of Toilet Articles, Perfumery and Sachet Powders,

An Immense Stock of WALL PAPER. Prescriptions carefully Compounded at all hours.

A. JAEGER,

—DEALER IN—

HARDWARE, STOVES, TINWARE, FARMING IMPLEMENTS,

ALSO A FULL AND COMPLETE LINE OF

Builders' Hardware and Agricultural Implements of the best Manufacture.

THE BEST GOODS FOR THE LEAST MONEY.

R. V. SULLIVAN, President.

THOS. PROCTOR, Cashier.

MONROE CITY BANK,

ESTABLISHED 1875.

CAPITAL, \$50,000.00.

DOES A GENERAL BANKING BUSINESS.

"The safest place to invest money is in the ground" and there is no better ground than that of Monroe county, Mo.

We will print the card (one inch space) of any real estate agent, and send him a copy of the GUIDE one year for \$1.

Monroe City has just completed a \$25,000 public school building.